

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WEBSTER COUNTY
Local Government Number: 94

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER COUNTY REGIONAL URBAN RENEWAL	94007	6

TIF Debt Outstanding: 6,909,874

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	152,397	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	---------	---	---

TIF Revenue:	1,358,060
TIF Sp. Revenue Fund Interest:	3,301
Property Tax Replacement Claims	99,914
Asset Sales & Loan Repayments:	0
Total Revenue:	1,461,275

Rebate Expenditures:	821,175
Non-Rebate Expenditures:	471,138
Returned to County Treasurer:	0
Total Expenditures:	1,292,313

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	321,359	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	---------	---	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 5,296,202**

Urban Renewal Area Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL
 UR Area Number: 94007
 UR Area Creation Date: 12/2005

UR Area Purpose: To strengthen the economic well-being of Webster County by increasing industrial activity, taxable real estate values, and entrepreneurial opportunities.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROLAND TWP/PRAIRIE VALLEY SCH/FRONTIER ETHANOL PLANT UR TIF INCREM	94218	94219	16,130,385
DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC1 CARGILL TIF INCREM	94238	94239	18,025,700
FULTON TWP/PRAIRIE VALLEY SCH/TFWC2 NEW COOP ROELYN TIF INCREM	94240	94241	471,790
JOHNSON TWP/MANSON NORTHWEST WEBSTER SCH/TFWC3 NEW COOP BARNUM TIF INCREM	94242	94243	588,970
LOST GROVE TWP/PRAIRIE VALLEY SCH/FIRE #3/TFWC4 NEW COOP LANYON TIF INCREM	94244	94245	420,740
DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC5 CJ TIF INCREM	94246	94247	29,654,170

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,397,560	84,373,670	0	0	91,771,230	0	91,771,230
Taxable	0	0	6,657,804	75,936,303	0	0	82,594,107	0	82,594,107
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **152,397** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,358,060
 TIF Sp. Revenue Fund Interest: 3,301
 Property Tax Replacement Claims: 99,914
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,461,275

Rebate Expenditures: 821,175
 Non-Rebate Expenditures: 471,138
 Returned to County Treasurer: 0
Total Expenditures: 1,292,313

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **321,359** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WEBSTER COUNTY REGIONAL URBAN RENEWAL

Administration Expenses

Description:	Business location incentive
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Road Improvement

Description:	Road improvement to 320th St & Co. Road -33
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

C J Bio America

Description:	Site Prep, Bldg Construction, machinery & equipment, computer hardware
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Cargill, Inc

Description:	Construction, renovation, building improvements
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

NEW Co-op Roelyn

Description:	Construction of grain storage, shop addition
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

NEW Co-op Lanyon

Description:	Construction NH3 storage, truck scale, remodel storage warehouse & office
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

NEW Co-op Barnum

Description:	Construction of grain storage & NH3 storage, upgrade office & equipment
--------------	---

Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Grain Avenue Road Construction

Description:	Construct public two-lane paved road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Amend Grain Avenue Road Construction

Description:	Non reimbursable RISE
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER COUNTY REGIONAL URBAN RENEWAL

2006 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2006
FY of Last Payment:	2016

C J Bio America Economic Development Grant

Debt/Obligation Type:	Rebates
Principal:	5,129,949
Interest:	0
Total:	5,129,949
Annual Appropriation?:	Yes
Date Incurred:	11/04/2014
FY of Last Payment:	2032

NEW Co-op-Lanyon Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	42,297
Interest:	0
Total:	42,297
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2019

NEW Co-op-Roelyn Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	106,131
Interest:	0
Total:	106,131
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2019

NEW Co-op-Barnum Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	61,497
Interest:	0
Total:	61,497
Annual Appropriation?:	Yes

Date Incurred:	06/01/2015
FY of Last Payment:	2019

Grain Avenue Non reimbursable RISE Grant

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/14/2012
FY of Last Payment:	2032

Reimburse General Basic for Attorney Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Rail Design Study

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Cargill property closing costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2012
FY of Last Payment:	2032

RBOG cost study

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Cargill Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	1,570,000
Interest:	0
Total:	1,570,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2016
FY of Last Payment:	2021

Non-Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2006 G.O. Bonds
Tied To Project:	Road Improvement
TIF Expenditure Amount:	293,638
Tied To Debt:	Grain Avenue Non reimbursable RISE Grant
Tied To Project:	Grain Avenue Road Construction
TIF Expenditure Amount:	81,029
Tied To Debt:	Reimburse General Basic for Attorney Fees
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	45,471
Tied To Debt:	Rail Design Study
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	51,000
Tied To Debt:	RBOG cost study
Tied To Project:	Administration Expenses

Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

NEW Roelyn

TIF Expenditure Amount:	6,878
Rebate Paid To:	NEW Co-op
Tied To Debt:	NEW Co-op-Roelyn Economic Development Grants
Tied To Project:	NEW Co-op Roelyn
Projected Final FY of Rebate:	2019

NEW Barnum

TIF Expenditure Amount:	4,381
Rebate Paid To:	NEW Co-op
Tied To Debt:	NEW Co-op-Barnum Economic Development Grants
Tied To Project:	NEW Co-op Barnum
Projected Final FY of Rebate:	2019

NEW Lanyon

TIF Expenditure Amount:	5,360
Rebate Paid To:	NEW Co-op
Tied To Debt:	NEW Co-op-Lanyon Economic Development Grants
Tied To Project:	NEW Co-op Lanyon
Projected Final FY of Rebate:	2019

CJ Bio

TIF Expenditure Amount:	500,556
Rebate Paid To:	CJ Bio
Tied To Debt:	C J Bio America Economic Development Grant
Tied To Project:	C J Bio America
Projected Final FY of Rebate:	2032

CARGILL

TIF Expenditure Amount:	304,000
Rebate Paid To:	CARGILL
Tied To Debt:	Cargill Economic Development Grants
Tied To Project:	Cargill, Inc
Projected Final FY of Rebate:	2016

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	ROLAND TWP/PRAIRIE VALLEY SCH/FRONTIER ETHANOL PLANT UR TIF INCREM
TIF Taxing District Inc. Number:	94219
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,922,650	0	0	17,922,650	0	17,922,650
Taxable	0	0	0	16,130,385	0	0	16,130,385	0	16,130,385
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	128,040	16,130,385	16,130,385	0	0

FY 2016 TIF Revenue Received: 321,971

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC1 CARGILL TIF INCREM
TIF Taxing District Inc. Number:	94239
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	33,443,120	0	0	33,443,120	0	33,443,120
Taxable	0	0	0	30,098,808	0	0	30,098,808	0	30,098,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	15,417,420	18,025,700	18,025,700	0	0

FY 2016 TIF Revenue Received: 380,337

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: FULTON TWP/PRAIRE VALLEY SCH/TFWC2 NEW COOP ROELYN TIF INCREM
 TIF Taxing District Inc. Number: 94241

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,932,190	0	0	0	5,932,190	0	5,932,190
Taxable	0	0	5,338,971	0	0	0	5,338,971	0	5,338,971
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,460,400	471,790	471,790	0	0

FY 2016 TIF Revenue Received: 9,256

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: JOHNSON TWP/MANSON NORTHWEST WEBSTER SCH/TFWC3 NEW COOP
 BARNUM TIF INCREM
 TIF Taxing District Inc. Number: 94243

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	949,610	0	0	0	949,610	0	949,610
Taxable	0	0	854,649	0	0	0	854,649	0	854,649
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	360,640	588,970	588,970	0	0

FY 2016 TIF Revenue Received: 12,375

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	LOST GROVE TWP/PRAIRIE VALLEY SCH/FIRE #3/TFWC4 NEW COOP
LANYON TIF INCREM	
TIF Taxing District Inc. Number:	94245
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	515,760	0	0	0	515,760	0	515,760
Taxable	0	0	464,184	0	0	0	464,184	0	464,184
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	95,020	420,740	420,740	0	0

FY 2016 TIF Revenue Received: 8,427

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC5 CJ TIF INCREM
TIF Taxing District Inc. Number:	94247
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	33,007,900	0	0	33,007,900	0	33,007,900
Taxable	0	0	0	29,707,110	0	0	29,707,110	0	29,707,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	134,190	29,707,110	29,654,170	52,940	1,117

FY 2016 TIF Revenue Received: 625,694